



SKYLARKS REST

RUSHALL ROAD, STARSTON, IP20 9NE



A luxuriously appointed and elegant detached new house in a convenient semi-rural location benefitting from extensive parking and delightful rural views

A superbly appointed new home built to a very high specification with outstanding attention to detail and a luxurious finish. The property beautifully fuses traditional design and architecture with modern living and interior design.

The house is afforded excellent levels of parking with two gravel driveways. The front door opens to an impressive part double height entrance hall with galleried landing above and feature oak staircase. To one side is an excellent double aspect sitting room with open fireplace and woodburning stove and elegant Crittall style bi-folding doors to the garden. The kitchen/dining/family room forms the opposite side of the ground floor and is open plan with the family area to the front. The kitchen is fitted with an attractive range of contemporary wall and base units with Quartz work surfaces and a range of integrated NEFF appliances. There is a substantial island with feature sink and tap. Again, there are Crittall style bi-folding doors opening to the garden. There is the added benefit of a separate utility room with access to the rear and also a door

to the ground floor cloakroom. On the first floor there is a superb galleried landing with central window to the front benefitting from field views. The principal bedroom is also to the front enjoying the views and has a superbly appointed ensuite shower room. There are three further double bedrooms and a luxury family bathroom.

In addition to the gravel parking at the front of the house and area of lawn, there is the additional driveway to the rear leading to the detached double garage. The garden is laid to lawn and provides a superb blank canvas for landscaping. In addition, there is a superb paved patio for alfresco dining.

#### SERVICES

Zoned underfloor heating via air source heat pump. Mains water and electricity. Drainage via treatment plant. Cat 6 throughout and CCTV installed. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

#### LOCAL AUTHORITY

South Norfolk Council & Tax Band E



4



1



2



9 miles



EPC

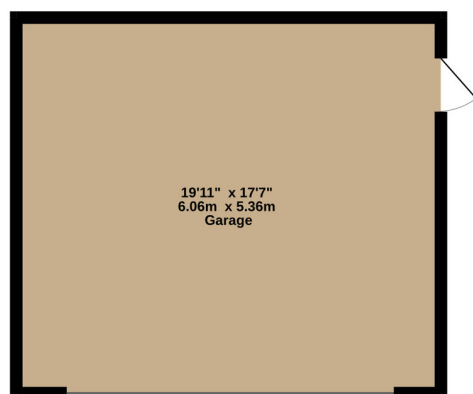




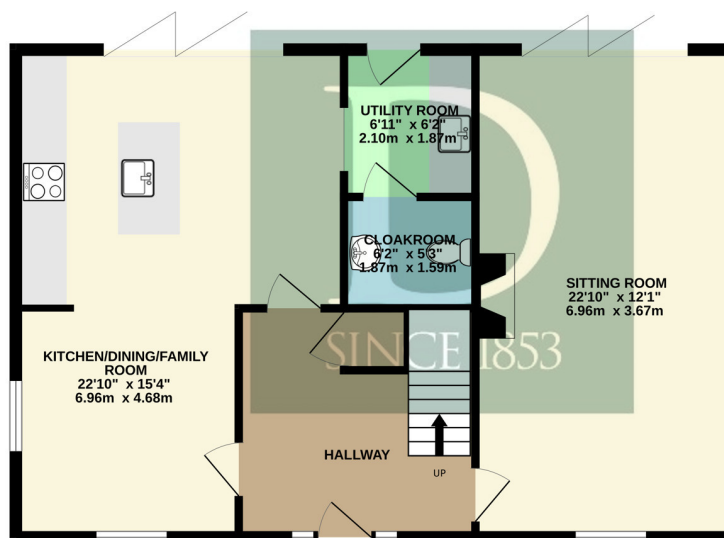




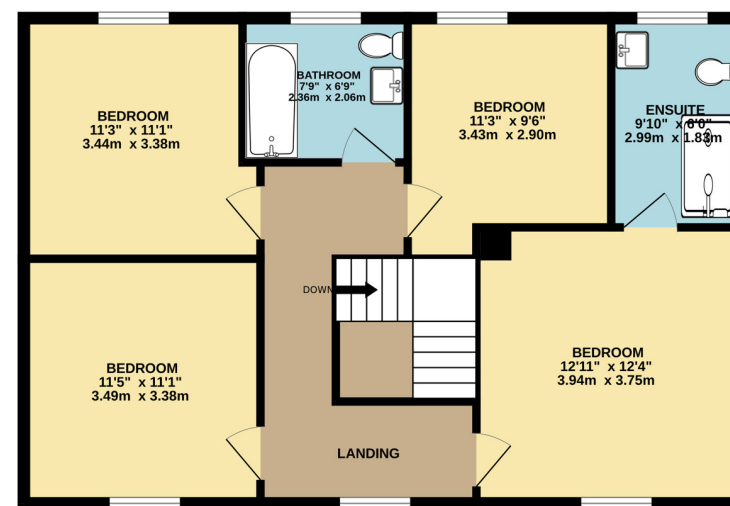
GARAGE  
349 sq.ft. (32.5 sq.m.) approx.



GROUND FLOOR  
759 sq.ft. (70.5 sq.m.) approx.



1ST FLOOR  
759 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA : 1868 sq.ft. (173.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# DURRANTS

SINCE 1853

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